Charlotte Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association
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For Week Ending October 31, 2026

Data current as of November 9, 2026

Sales of new single-family houses were at a seasonally adjusted annual rate of 676,000 in September, according to the U.S. Census Bureau and the Department of Housing and Urban Development. New houses for sale totaled 476,000 at the end of September, 1.0% below the August estimate of 481,000, an 8.4-month supply at the current sales rate. The median sales price was $400,400, and the average sales price was $472,800, 6.7% below the September 2025 average of $506,800.

In the Charlotte region, for the week ending October 31:

- New Listings decreased 1.1% to 912
- Pending Sales decreased 8.6% to 701
- Inventory increased 10.1% to 14,413

For the month of October:

- Median Sales Price decreased 2.5% to $390,000
- List to Close increased 5.1% to 104
- Percent of Original List Price Received decreased 0.2% to 94.8%
- Months Supply of Homes for Sale increased 11.1% to 4.0

Quick Facts

- 1.1%	- 8.6%	+ 10.1%
Change in **New Listings**	Change in **Pending Sales**	Change in **Inventory**

The Charlotte Region report includes Alexander, Anson, Cabarrus, Catawba, Cleveland, Gaston, Iredell, Lincoln, Mecklenburg, Rowan, Stanly and Union counties in North Carolina, and Chester, Chesterfield, Lancaster and York counties in South Carolina. Comprised of single-family properties, townhomes and condominiums combined. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

Metrics by Week

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Inventory of Homes for Sale 4

Metrics by Month

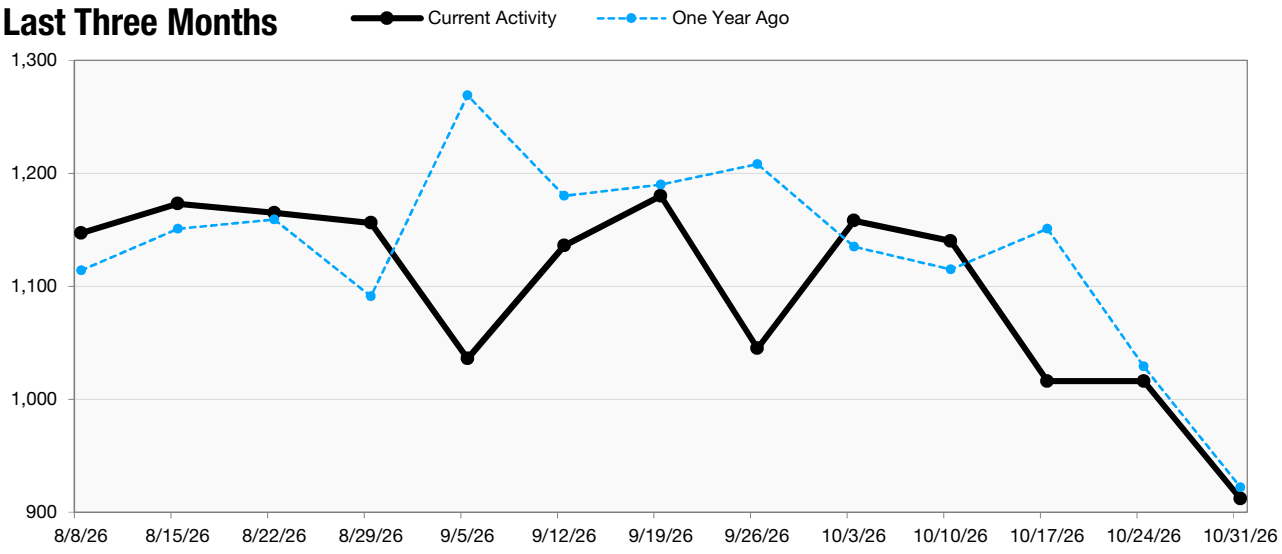
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Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

New Listings

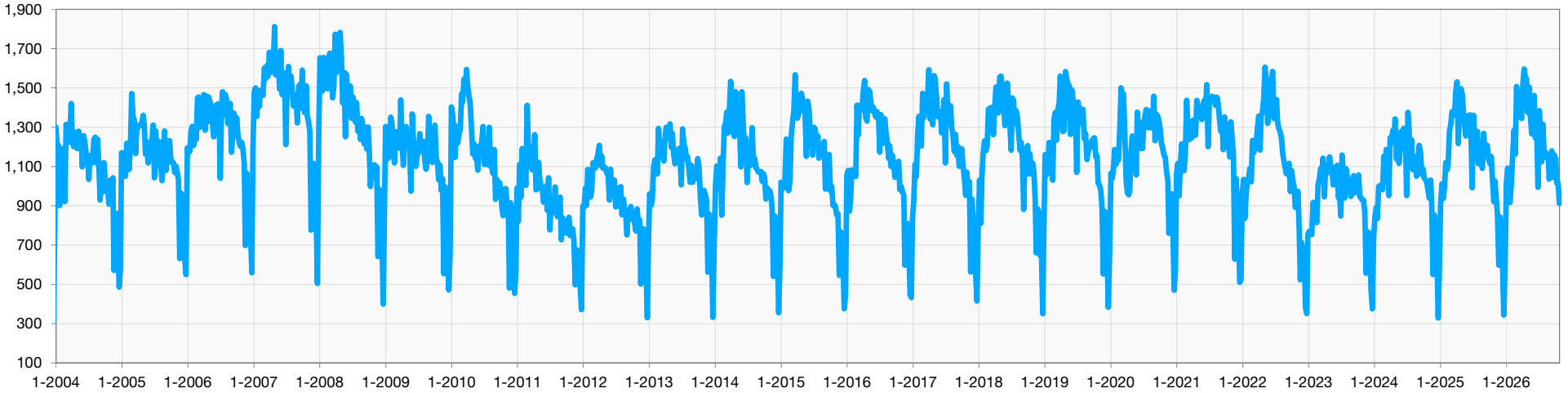
A count of the properties that have been newly listed on the market in a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/8/2026	1,147	1,114	+ 3.0%
8/15/2026	1,173	1,151	+ 1.9%
8/22/2026	1,165	1,159	+ 0.5%
8/29/2026	1,156	1,091	+ 6.0%
9/5/2026	1,036	1,269	- 18.4%
9/12/2026	1,136	1,180	- 3.7%
9/19/2026	1,180	1,190	- 0.8%
9/26/2026	1,045	1,208	- 13.5%
10/3/2026	1,158	1,135	+ 2.0%
10/10/2026	1,140	1,115	+ 2.2%
10/17/2026	1,016	1,151	- 11.7%
10/24/2026	1,016	1,029	- 1.3%
10/31/2026	**912**	**922**	**- 1.1%**
3-Month Total	14,280	14,714	- 2.9%

Historical New Listing Activity

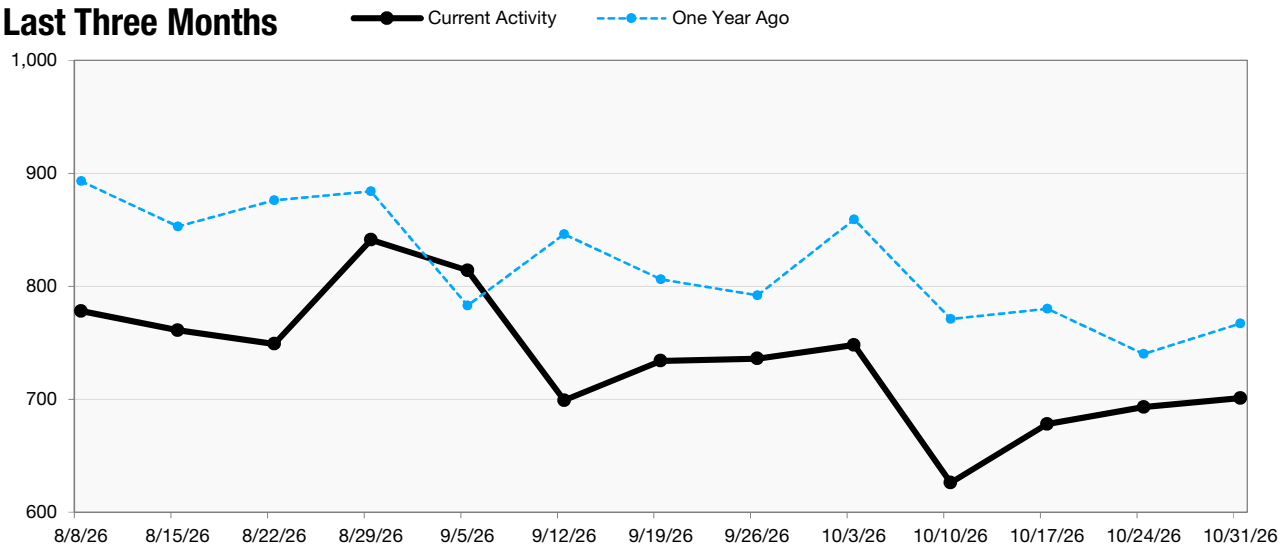


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Pending Sales

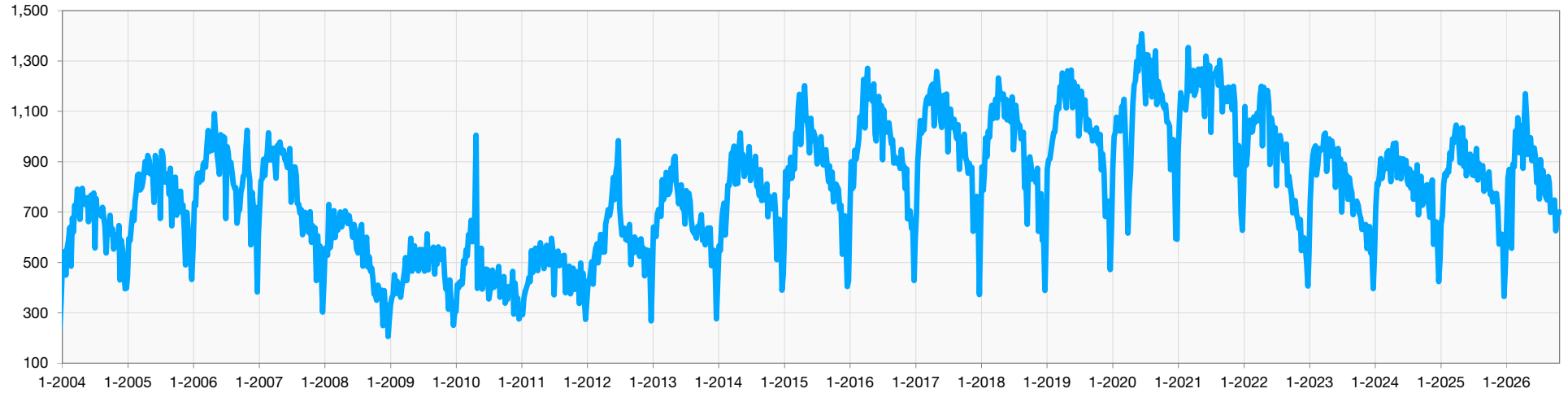
A count of the properties on which contracts have been accepted in a given week.
Pending contracts include “Under Contract-Show” and “Under Contract-No Show” statuses.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/8/2026	778	893	- 12.9%
8/15/2026	761	853	- 10.8%
8/22/2026	749	876	- 14.5%
8/29/2026	841	884	- 4.9%
9/5/2026	814	783	+ 4.0%
9/12/2026	699	846	- 17.4%
9/19/2026	734	806	- 8.9%
9/26/2026	736	792	- 7.1%
10/3/2026	748	859	- 12.9%
10/10/2026	626	771	- 18.8%
10/17/2026	678	780	- 13.1%
10/24/2026	693	740	- 6.4%
10/31/2026	**701**	**767**	**- 8.6%**
3-Month Total	9,558	10,650	- 10.3%

Historical Pending Sales Activity

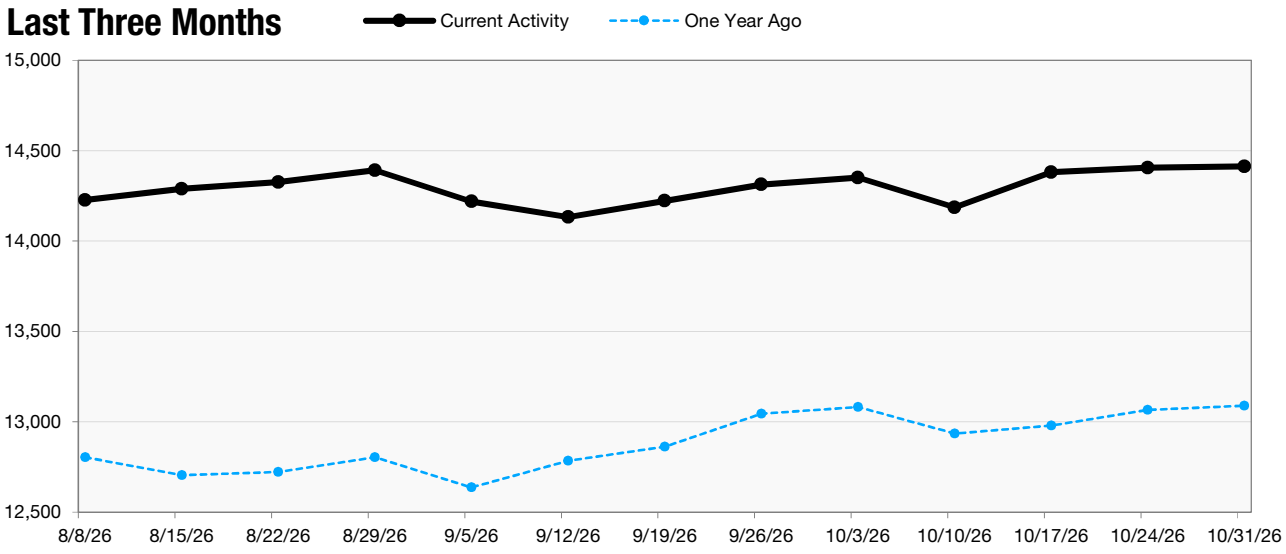


CanopyMLS, Inc. did not include ''showable'' under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Pending Sales** stats trend higher since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / –
8/8/2026	14,227	12,804	+ 11.1%
8/15/2026	14,289	12,704	+ 12.5%
8/22/2026	14,326	12,722	+ 12.6%
8/29/2026	14,392	12,804	+ 12.4%
9/5/2026	14,219	12,637	+ 12.5%
9/12/2026	14,133	12,785	+ 10.5%
9/19/2026	14,223	12,862	+ 10.6%
9/26/2026	14,313	13,045	+ 9.7%
10/3/2026	14,351	13,081	+ 9.7%
10/10/2026	14,186	12,935	+ 9.7%
10/17/2026	14,381	12,979	+ 10.8%
10/24/2026	14,406	13,066	+ 10.3%
10/31/2026	**14,413**	**13,089**	**+ 10.1%**
3-Month Avg	14,297	12,886	+ 11.0%

Historical Inventory Activity

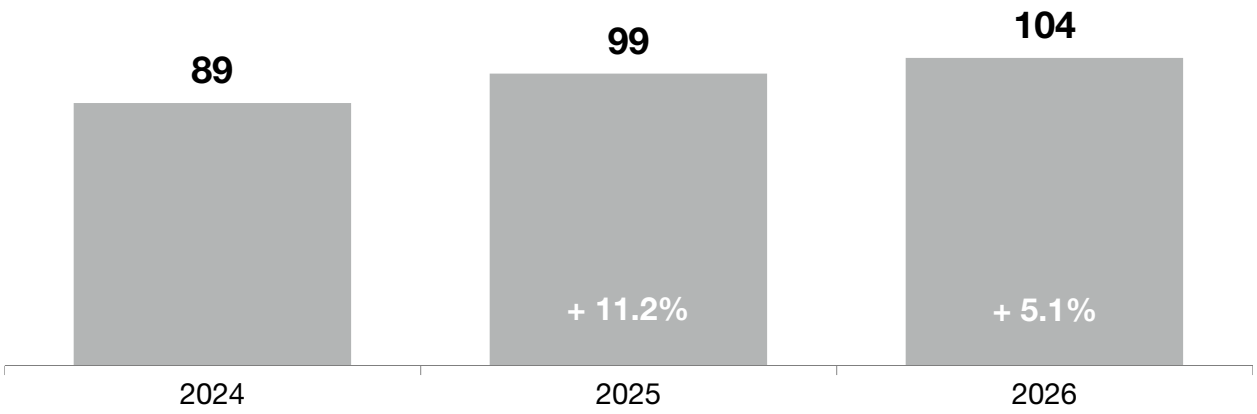


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List to Close

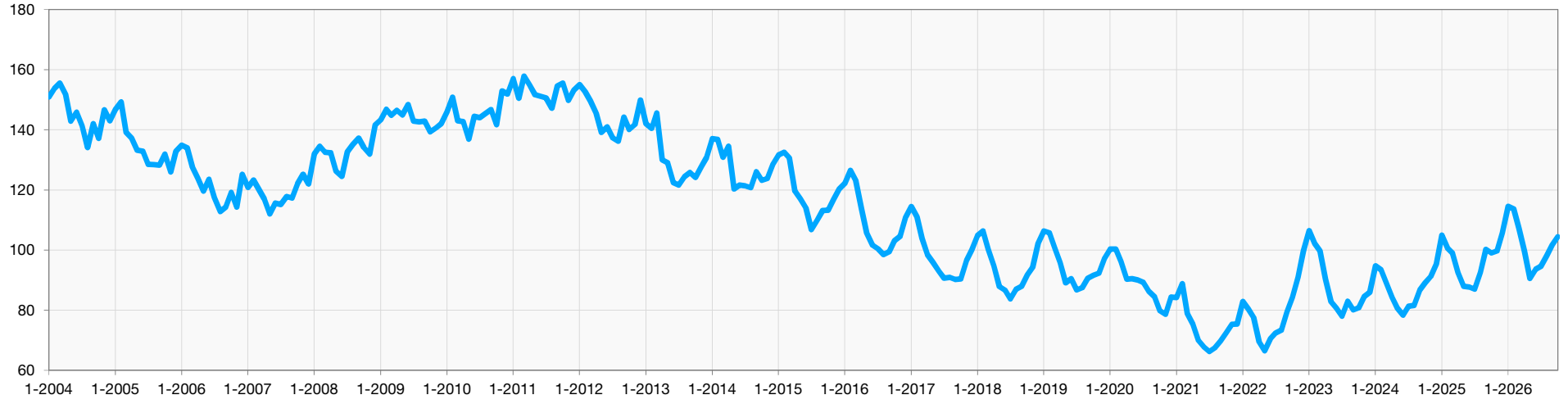
"List to Close" provides the total number of days specific to the MLS number from "Listing Date" to "Sold Date."

October



Month	Current Activity	One Year Previous	+ / –
November 2025	100	91	+ 9.9%
December 2025	106	95	+ 11.6%
January 2026	115	105	+ 9.5%
February 2026	114	101	+ 12.9%
March 2026	107	99	+ 8.1%
April 2026	100	92	+ 8.7%
May 2026	91	88	+ 3.4%
June 2026	94	88	+ 6.8%
July 2026	95	87	+ 9.2%
August 2026	98	93	+ 5.4%
September 2026	102	100	+ 2.0%
October 2026	**104**	**99**	**+ 5.1%**
12-Month Avg	101	94	+ 7.4%

Historical List to Close

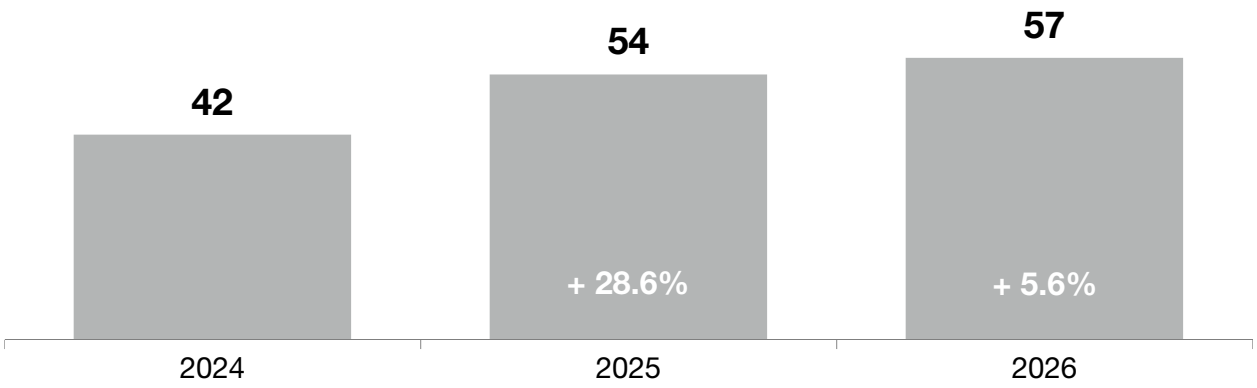


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Days on Market

Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for “Active” and “Under Contract-Show” statuses. DOM does not include any days that the listing is in “Under Contract-No Show,” “Temporarily off Market,” “Closed/Sold,” “Expired” and “Withdrawn” statuses.

October



Month	Current Activity	One Year Previous	+/-
November 2025	55	45	+ 22.2%
December 2025	60	50	+ 20.0%
January 2026	68	57	+ 19.3%
February 2026	69	55	+ 25.5%
March 2026	64	55	+ 16.4%
April 2026	56	48	+ 16.7%
May 2026	47	44	+ 6.8%
June 2026	48	43	+ 11.6%
July 2026	48	44	+ 9.1%
August 2026	50	48	+ 4.2%
September 2026	55	54	+ 1.9%
October 2026	**57**	**54**	**+ 5.6%**
12-Month Avg	55	49	+ 12.2%

Historical Days on Market

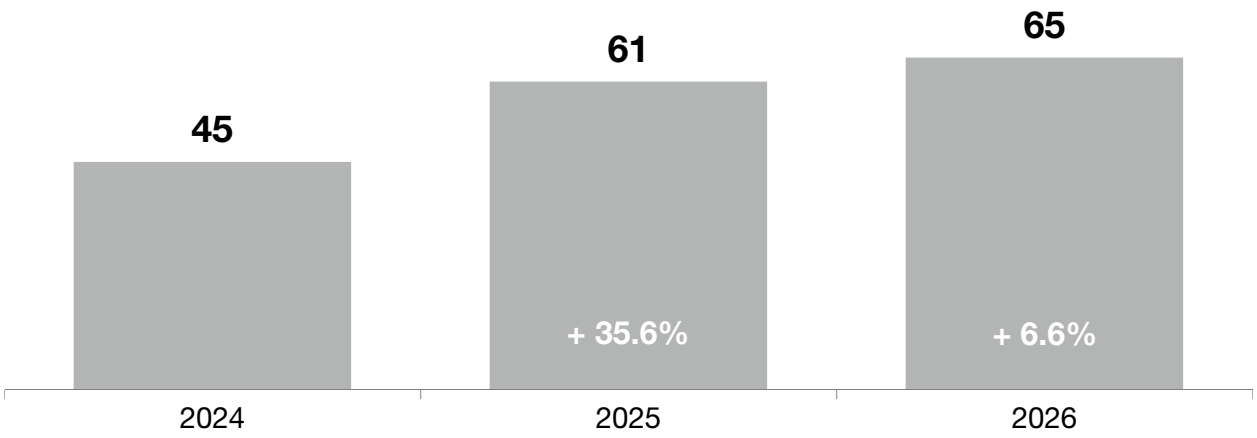


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Cumulative Days on Market

Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market (expired or withdrawn) for more than 90 days.

October



Month	Current Activity	One Year Previous	+/-
November 2025	62	49	+ 26.5%
December 2025	69	55	+ 25.5%
January 2026	77	64	+ 20.3%
February 2026	81	63	+ 28.6%
March 2026	76	63	+ 20.6%
April 2026	65	54	+ 20.4%
May 2026	55	50	+ 10.0%
June 2026	54	47	+ 14.9%
July 2026	54	49	+ 10.2%
August 2026	60	53	+ 13.2%
September 2026	62	60	+ 3.3%
October 2026	**65**	**61**	**+ 6.6%**
12-Month Avg	64	55	+ 16.4%

Historical Cumulative Days on Market

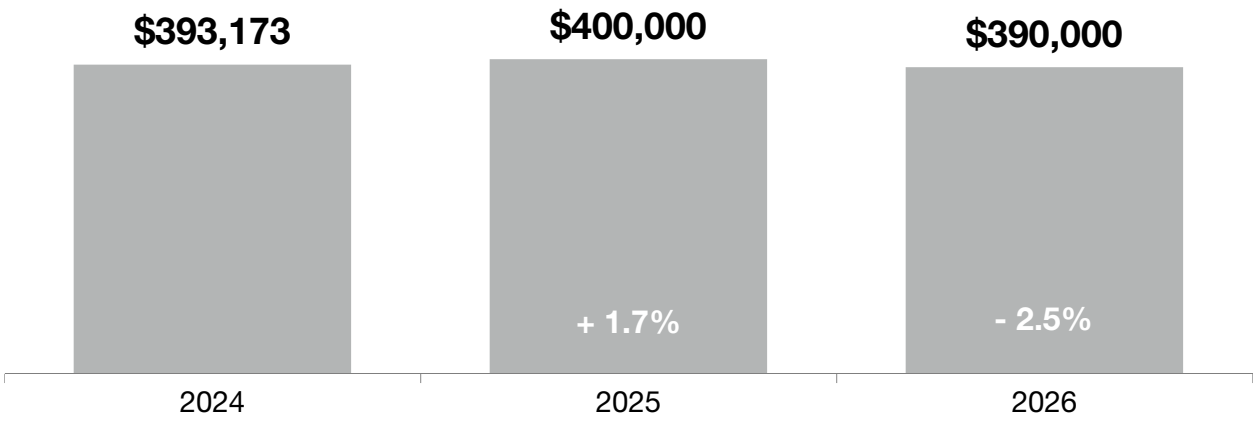


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Median Sales Price

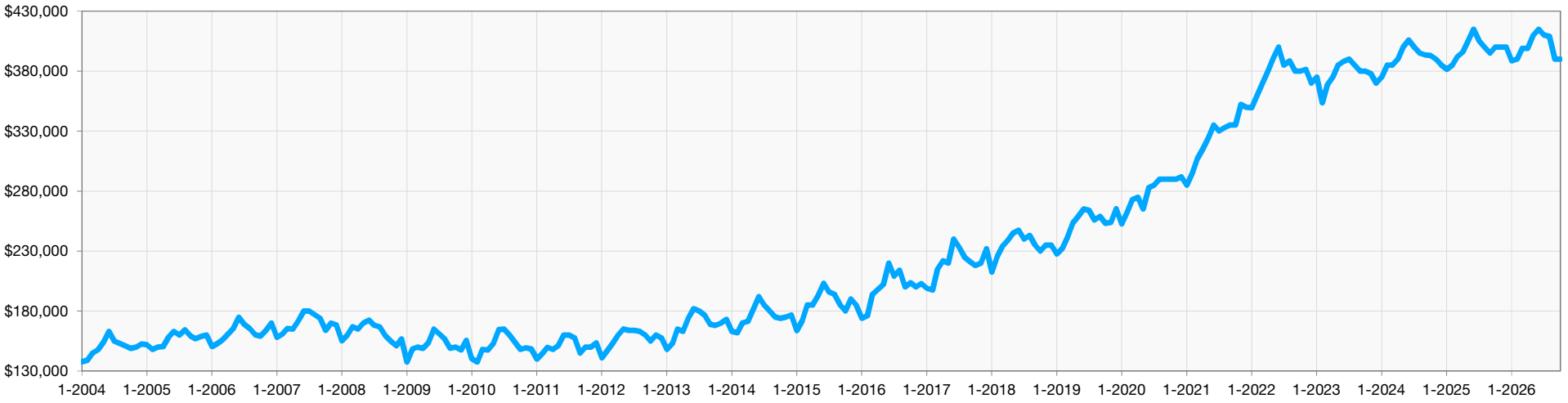
Median price point for all closed sales, not accounting for seller concessions, in a given month.

October



Month	Current Activity	One Year Previous	+ / –
November 2025	$400,000	$390,000	+ 2.6%
December 2025	$400,000	$385,000	+ 3.9%
January 2026	$388,500	$381,546	+ 1.8%
February 2026	$390,000	$385,000	+ 1.3%
March 2026	$399,000	$392,000	+ 1.8%
April 2026	$399,000	$395,900	+ 0.8%
May 2026	$409,900	$405,000	+ 1.2%
June 2026	$415,000	$415,000	0.0%
July 2026	$410,000	$405,530	+ 1.1%
August 2026	$409,000	$400,000	+ 2.3%
September 2026	$390,000	$395,000	- 1.3%
October 2026	**$390,000**	**$400,000**	**- 2.5%**
12-Month Avg	$400,000	$397,172	+ 0.7%

Historical Median Sales Price

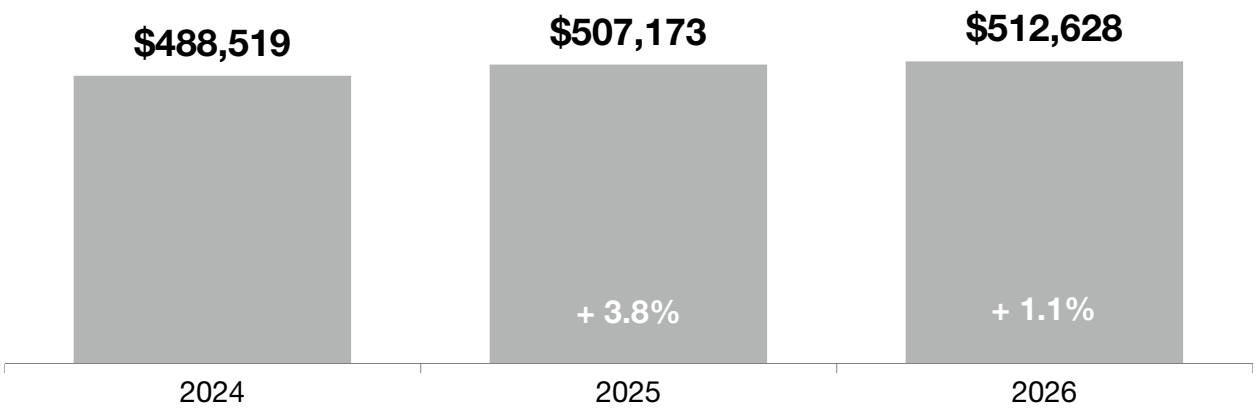


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Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

October



Month	Current Activity	One Year Previous	+ / –
November 2025	$506,084	$484,637	+ 4.4%
December 2025	$509,351	$475,620	+ 7.1%
January 2026	$495,568	$487,043	+ 1.8%
February 2026	$480,694	$473,655	+ 1.5%
March 2026	$504,487	$505,448	- 0.2%
April 2026	$522,535	$518,838	+ 0.7%
May 2026	$532,109	$521,947	+ 1.9%
June 2026	$549,336	$533,418	+ 3.0%
July 2026	$542,313	$509,227	+ 6.5%
August 2026	$528,379	$511,442	+ 3.3%
September 2026	$509,547	$503,670	+ 1.2%
October 2026	**$512,628**	**$507,173**	**+ 1.1%**
12-Month Avg	$519,056	$504,823	+ 2.8%

Historical Average Sales Price

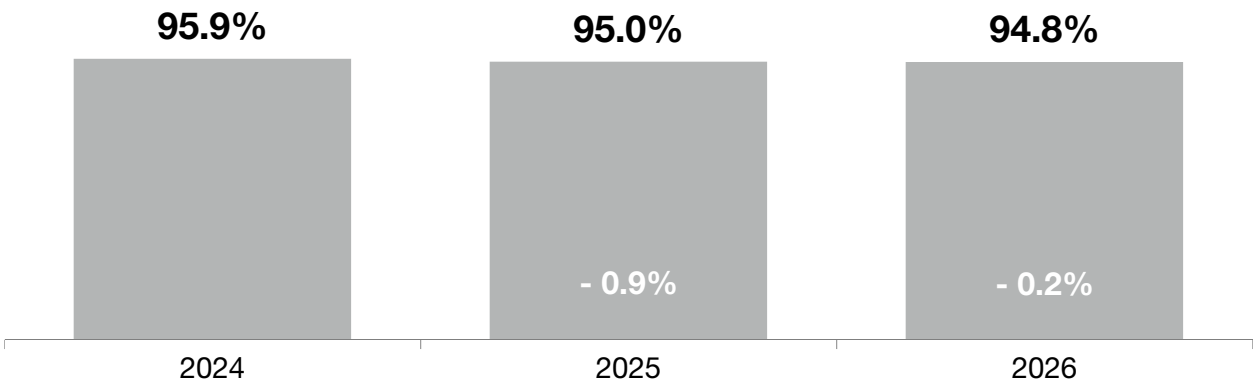


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Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

October



Month	Current Activity	One Year Previous	+ / –
November 2025	94.9%	95.8%	- 0.9%
December 2025	94.2%	95.2%	- 1.1%
January 2026	94.3%	95.4%	- 1.2%
February 2026	95.0%	95.9%	- 0.9%
March 2026	95.6%	96.0%	- 0.4%
April 2026	96.0%	96.7%	- 0.7%
May 2026	96.3%	96.6%	- 0.3%
June 2026	96.3%	96.5%	- 0.2%
July 2026	95.9%	95.9%	0.0%
August 2026	95.5%	95.3%	+ 0.2%
September 2026	95.1%	95.1%	0.0%
October 2026	**94.8%**	**95.0%**	**- 0.2%**
12-Month Avg	95.4%	95.8%	- 0.4%

Historical Percent of Original List Price Received

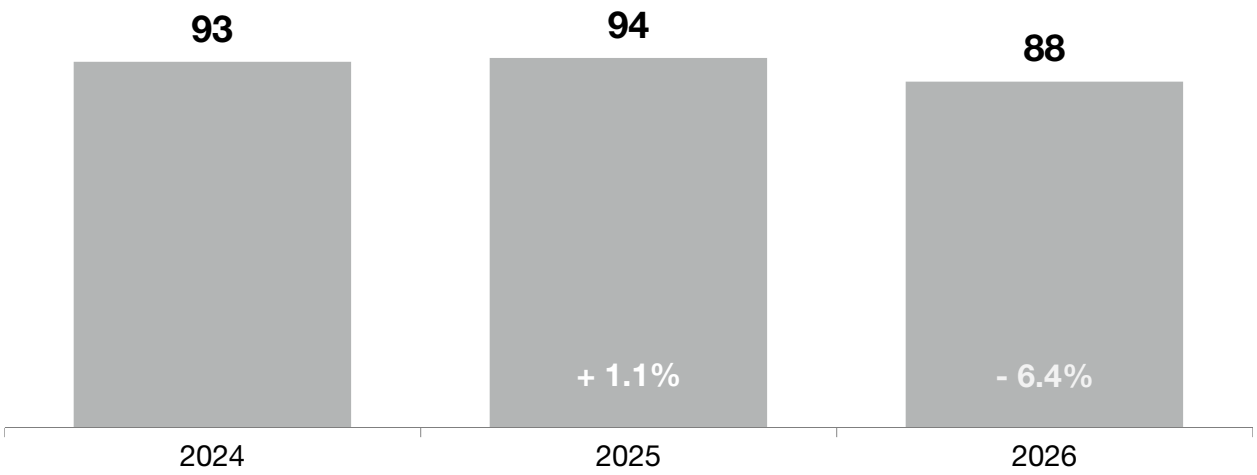


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Housing Affordability Index

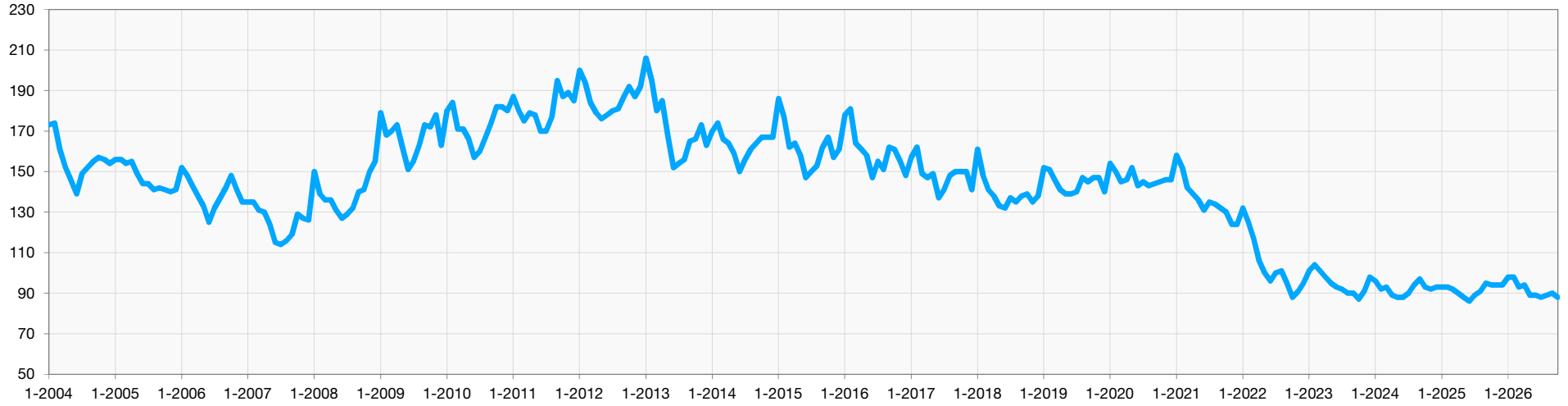
This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

October



Month	Current Activity	One Year Previous	+ / –
November 2025	94	92	+ 2.2%
December 2025	94	93	+ 1.1%
January 2026	98	93	+ 5.4%
February 2026	98	93	+ 5.4%
March 2026	93	92	+ 1.1%
April 2026	94	90	+ 4.4%
May 2026	89	88	+ 1.1%
June 2026	89	86	+ 3.5%
July 2026	88	89	- 1.1%
August 2026	89	91	- 2.2%
September 2026	90	95	- 5.3%
October 2026	**88**	**94**	**- 6.4%**
12-Month Avg	92	91	+ 1.1%

Historical Housing Affordability Index

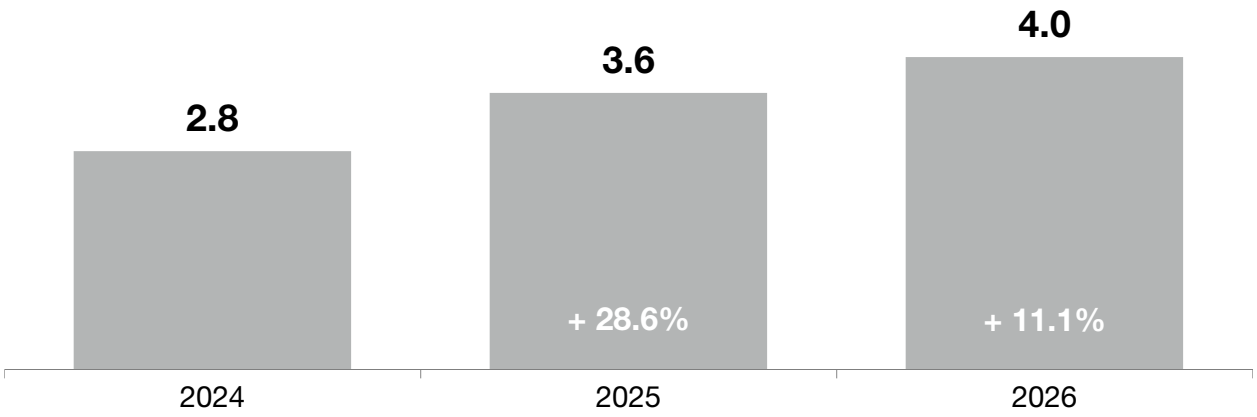


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Months Supply of Homes for Sale

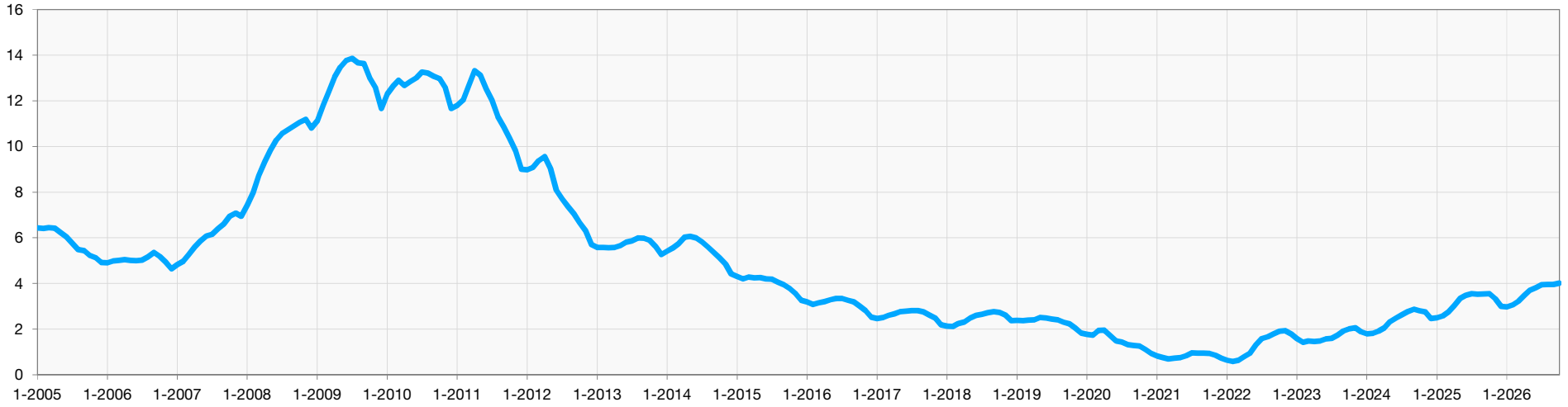
The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

October



Month	Current Activity	One Year Previous	+ / –
November 2025	3.3	2.8	+ 17.9%
December 2025	3.0	2.5	+ 20.0%
January 2026	3.0	2.5	+ 20.0%
February 2026	3.1	2.6	+ 19.2%
March 2026	3.2	2.7	+ 18.5%
April 2026	3.5	3.0	+ 16.7%
May 2026	3.7	3.3	+ 12.1%
June 2026	3.8	3.5	+ 8.6%
July 2026	4.0	3.6	+ 11.1%
August 2026	4.0	3.5	+ 14.3%
September 2026	4.0	3.5	+ 14.3%
October 2026	**4.0**	**3.6**	**+ 11.1%**
12-Month Avg	3.5	3.1	+ 12.9%

Historical Months Supply of Inventory



CanopyMLS, Inc. did not include ''showable'' under contract listings in the **Pending Sales** stats before July 2012. Listing agents report listings as **Under Contract-Show** earlier in the transaction. As a result, **Months Supply of Homes for Sale** stats trend lower since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.